

# COMMERCIAL SITE PLAN "VENTURE POWERSPORTS"

## TAX MAP 220, LOT 50

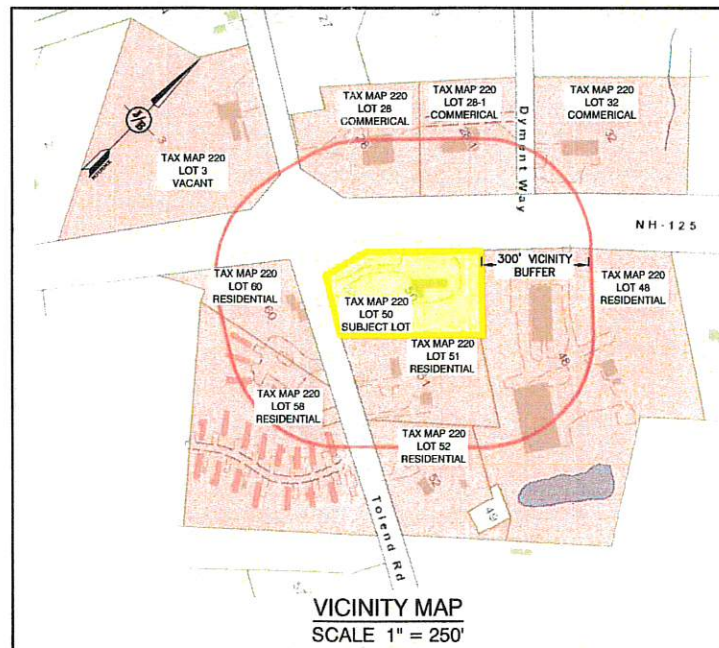
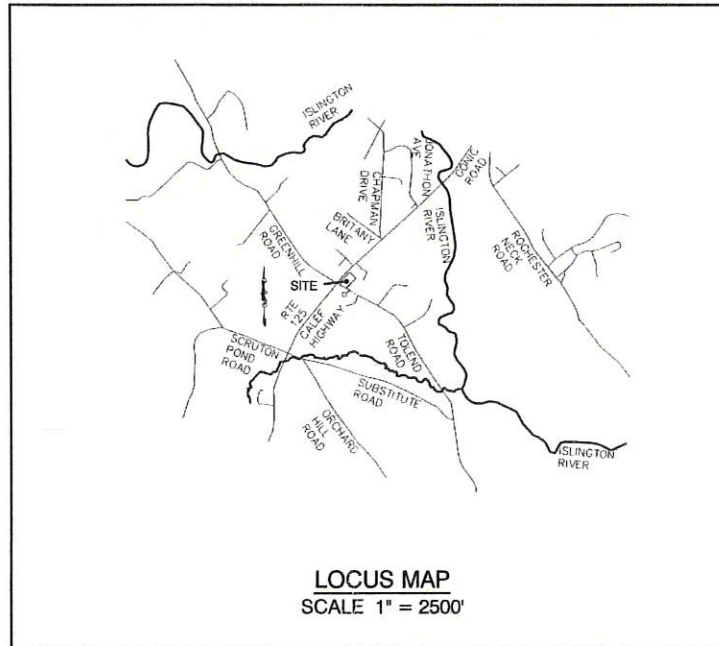
## 7 TOLEND ROAD, BARRINGTON, NH

### GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEMASS
---	---	BARBED WIRE
---	---	FENCE
---	---	STOCKADE FENCE
---	---	SOIL BOUNDARY
---	---	AQUIFER PROTECTION LINE
---	---	FLOOD PLAIN LINE
---	---	ZONELINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	CAPE COD BERM
---	---	POURED CONCRETE CURB
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	SEWER FORCE MAIN
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	GUARDRAIL
---	---	UNDERDRAIN
---	---	FIRE PROTECTION LINE
---	---	THRUST BLOCK
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	CURB SPOT GRADE
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	WELL
---	---	TEST PIT
---	---	FAILED TEST PIT
---	---	MONITORING WELL
---	---	PERC TEST
---	---	PHOTO LOCATION
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	DRAIN MANHOLE
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	REDUCER
---	---	SINGLE GRATE CATCH BASIN
---	---	DOUBLE GRATE CATCH BASIN
---	---	TRANSFORMER
---	---	CULVERT W/WINGWALLS
---	---	CULVERT W/FLARED END SECTION
---	---	CULVERT W/STRAIGHT HEADWALL
---	---	STONE CHECK DAM
---	---	DRAINAGE FLOW DIRECTION
---	---	4K SEPTIC AREA
---	---	WETLAND IMPACT
---	---	VEGETATED FILTER STRIP
---	---	RIPRAP
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS
---	---	TIDAL WETLANDS
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE
---	---	RETAINING WALL

### SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
L1	LIGHTING PLAN
L2	LANDSCAPE PLAN
D1	DETAIL SHEET
A1	FLOOR PLAN
A2	ARCHITECTURAL ELEVATIONS
E1	EROSION AND SEDIMENT CONTROL DETAILS



### NOTES (3.2.10)

PURPOSE OF PLAN: SEE SHEET C2  
TAX MAP 220, LOT 50  
AREA OF SUBJECT PARCEL: SEE BELOW  
ZONING DESIGNATION: SEE SHEET C1  
ZONING REQUIREMENTS: SEE SHEET C1  
EXISTING USE: RECREATIONAL  
PROPOSED USE: SEE SHEET C2  
PARKING REQUIREMENTS: SEE SHEET C2  
LOT COVERAGE: SEE SHEET C2  
SANITARY SEWER SOURCE: ON-SITE SEPTIC SYSTEM  
WATER SUPPLY SOURCE: ON-SITE WELL  
ZONING VARIANCES: NONE  
FLOODPLAIN INFORMATION: SEE SHEET C1  
STATE PERMITS REQUIRED: NONE  
PLANNING BOARD WAIVERS: NONE REQUESTED

- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

**CIVIL ENGINEER / SURVEYOR**  
JONES & BEACH ENGINEERS, INC.  
85 PORTSMOUTH AVENUE  
PO BOX 219  
STRATHAM, NH 03885  
(603) 772-4746  
CONTACT: JOSEPH CORONATI  
EMAIL: JCORONATI@JONESANDBEACH.COM

**WETLAND CONSULTANT**  
GOVE ENVIRONMENTAL SERVICES, INC.  
8 CONTINENTAL DR., BUILDING 2, UNIT H  
EXETER, NH 03833-7526  
(603) 778-0644  
CONTACT: JAMES GOVE

### CONDITIONS OF APPROVAL

THIS IS TO INFORM YOU THAT THE BARRINGTON PLANNING BOARD AT ITS MAY 4, 2021 MEETING CONDITIONALLY APPROVED YOUR APPLICATION REFERENCED ABOVE.

ALL OF THE PRECEDENT CONDITIONS BELOW MUST BE MET BY THE APPLICANT, AT THE EXPENSE OF THE APPLICANT, PRIOR TO THE PLANS BEING CERTIFIED BY THE PLANNING BOARD. CERTIFICATION OF THE PLANS IS REQUIRED PRIOR TO COMMENCEMENT OF ANY SITE WORK OR RECORDING OF ANY PLANS. ONCE THESE PRECEDENT CONDITIONS ARE MET AND THE PLANS ARE CERTIFIED THE APPROVAL IS CONSIDERED FINAL.  
PLEASE NOTE\* IF ALL OF THE PRECEDENT CONDITIONS ARE NOT MET WITHIN 6 CALENDAR MONTHS TO THE DAY, BY NOVEMBER 4, 2021, THE BOARD'S APPROVAL WILL BE CONSIDERED TO HAVE LAPSED, UNLESS A MUTUALLY AGREEABLE EXTENSION HAS BEEN GRANTED BY THE BOARD.

#### CONDITIONS PRECEDENT

- ADD THE FOLLOWING PLAN NOTES
  - WASTE OIL WILL BE DISPOSED OF ACCORDING TO DES STANDARDS.
  - FUEL WILL BE STORED IN APPROVED CONTAINERS.
  - VEGETATIVE BUFFER MUST BE MAINTAINED ALONG THE PROPERTY LINE.
  - REVISE SHEET C4 NOTE B - AS-BUILT PLANS SHALL BE SUBMITTED TO THE LAND USE OFFICE.
- REVISE THE FOLLOWING PLAN NOTES
  - ADD THE NHDES SUBSURFACE BUREAU C.A. #158476
- ALL ISSUES FROM D&K ADDRESSED.
- ANY OUTSTANDING FEES SHALL BE PAID TO THE TOWN.
- PRIOR TO OBTAINING BOARD SIGNATURE, THE APPLICANT SHALL SUBMIT THREE(3) COMPLETE PAPER PRINT PLAN SETS AND SUPPORTING DOCUMENTS AS REQUIRED IN ARTICLE 3 WITH A LETTER EXPLAINING HOW THE APPLICANT ADDRESSED THE CONDITIONS OF APPROVAL. THIS SHALL INCLUDE FINAL AND COMPLETE REPORTS FOR ALL ITEMS SUBMITTED DURING REVIEW FOR THE TOWN OF BARRINGTON'S FILE. THE CHAIRMAN SHALL ENDORSE THREE COPIES OF THE APPROVED PLAN(S) MEETING THE CONDITIONS OF APPROVAL. THE TOWN SHALL RETAIN A SIGNED AND APPROVED REPRODUCIBLE 11"x17", AND PDF FORMAT WITH SUPPORTING DOCUMENTS FOR TOWN RECORDS.

#### GENERAL AND SUBSEQUENT CONDITIONS

- WHERE NO ACTIVE AND SUBSTANTIAL WORK, REQUIRED UNDER THIS APPROVAL HAS COMMENCED UPON THE SITE, WITHIN TWO YEARS FROM THE DATE THE PLAN IS SIGNED, THIS APPROVAL SHALL EXPIRE. AN EXTENSION, NOT TO EXCEED ONE YEAR, MAY BE GRANTED, BY MAJORITY VOTE OF THE BOARD SO LONG AS IT IS APPLIED FOR AT LEAST THIRTY DAYS PRIOR TO THE EXPIRATION DATE. THE BOARD MAY GRANT ONLY ONE SUCH EXTENSION FOR ANY PROPOSED SITE PLAN. ALL OTHER PLANS MUST BE SUBMITTED TO THE BOARD FOR REVIEW TO ENSURE COMPLIANCE WITH THESE AND OTHER TOWN ORDINANCES. ACTIVE AND SUBSTANTIAL WORK IS DEFINED IN THIS SECTION AS BEING THE EXPENDITURE OF AT LEAST 25% OF THE INFRASTRUCTURE IMPROVEMENTS REQUIRED UNDER THIS APPROVAL. INFRASTRUCTURE SHALL MEAN IN THIS INSTANCE, THE CONSTRUCTION OF ROADS, STORM DRAINS, AND IMPROVEMENTS INDICATED ON THE SITE PLAN. RSA 674:39

(NOTE: IN BOTH SECTIONS ABOVE, THE NUMBERED CONDITION MARKED WITH A # AND ALL CONDITIONS BELOW THE# ARE STANDARD CONDITIONS ON ALL OR MOST APPLICATIONS OF THIS TYPE).

**ELECTRIC**  
EVERSOURCE  
74 OLD DOVER ROAD  
ROCHESTER, NH 03867  
(603) 332-4227

**TELEPHONE**  
FAIRPOINT COMMUNICATIONS  
100 TRI CITY ROAD  
SOMERWORTH, NH 03878  
ATTN: DAVE KESTNER  
(603) 743-1114

**CABLE TV**  
METROCAST CORPORATION  
21 JARVIS AVE.  
ROCHESTER, NH 03868  
(603) 335-4106

**PLANNING BOARD**  
BARRINGTON, NH  
APPROVAL BLOCK

**- APPROVED -**

TOTAL AREA  
87,207 SQ. FT. ±  
2.00 ACRES ±

File Number **220-50-RC-21-SR**  
Date **7/1/2021**

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Design: JAC Draft: DJM Date: 10/30/20  
Checked: JAC Scale: AS NOTED Project No.: 20656.1  
Drawing Name: 20656-PLAN.dwg  
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



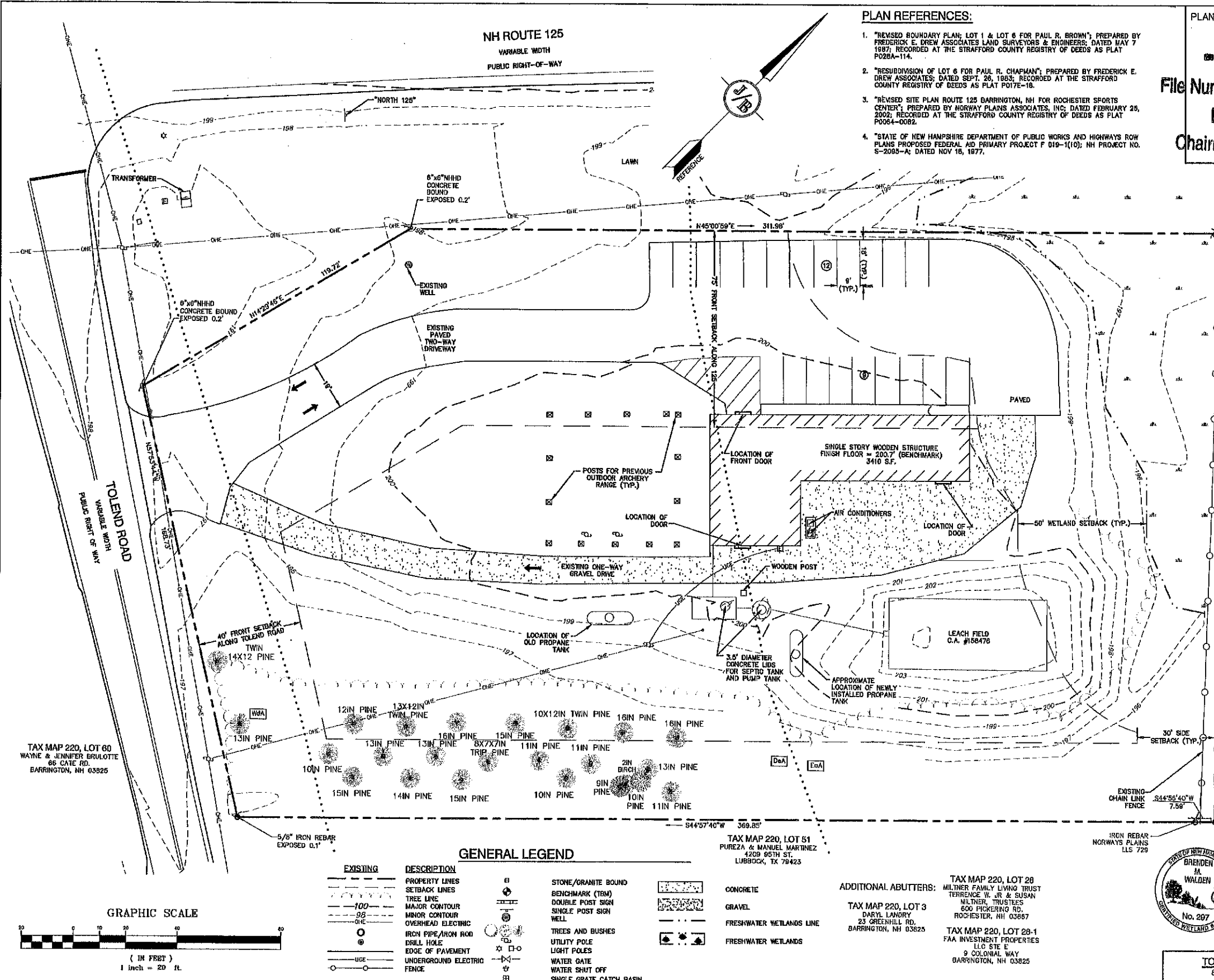
REV.	DATE	REVISION	BY
5	6/1/21	REVISED PER CONDITIONS OF APPROVAL	DJM
4	4/9/21	REVISED PER ENGINEERING AND PLANNING DEPT COMMENTS	DJM
3	3/29/21	REVISED PER ENGINEERING COMMENTS	DJM
2	3/11/21	REVISED PER PLANNING BOARD COMMENTS	DJM
1	2/9/21	ISSUED FOR REVIEW	DJM

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **COVER SHEET**  
Project: **VENTURE POWERSPORTS  
7 TOLEND ROAD, BARRINGTON, NH**  
Owner of Record: **PEH AND SON, LLC  
17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723**

DRAWING No. **CS**  
SHEET 1 OF 12  
JBE PROJECT NO. 20656.1

VENTURE POWERSPORTS, 7 TOLEND ROAD, BARRINGTON, NH  
JBE # 20656.1 REVISION 5, 6/1/21



- PLAN REFERENCES:**
- "REVISED BOUNDARY PLAN; LOT 1 & LOT 6 FOR PAUL R. BROWN"; PREPARED BY FREDERICK E. DREW ASSOCIATES LAND SURVEYORS & ENGINEERS; DATED MAY 7 1987; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAT P028A-114.
  - "RESUBDIVISION OF LOT 6 FOR PAUL R. CHAPMAN"; PREPARED BY FREDERICK E. DREW ASSOCIATES; DATED SEPT. 26, 1983; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAT P017E-18.
  - "REVISED SITE PLAN ROUTE 125 BARRINGTON, NH FOR ROCHESTER SPORTS CENTER"; PREPARED BY NORWAY PLANS ASSOCIATES, INC; DATED FEBRUARY 25, 2002; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAT P0084-0082.
  - "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS ROW PLANS PROPOSED FEDERAL AID PRIMARY PROJECT F 019-1(10); NH PROJECT NO. S-2005-A; DATED NOV 16, 1977.

**PLANNING BOARD APPROVED**  
**BARRINGTON, NH**  
**- APPROVED -**  
 File Number 220-50-RC-21-SR  
 Date 7/1/2021  
 Chairman [Signature]

**LOCUS SCALE: 1"=2500'**

- NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON LOT 50 DEPICTED HEREON TAX MAP 220.
  - ZONING DISTRICT: REGIONAL COMMERCIAL  
 LOT AREA MINIMUM = 40,000 SF  
 LOT FRONTAGE MINIMUM = 200'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 75' ALONG RTE 125, 40' ALONG TOLEND ROAD  
 SIDE SETBACK = 30'  
 REAR SETBACK = 30'  
 WETLAND SETBACK = 50'  
 MAX. BUILDING HEIGHT = 40'  
 MAX. LOT COVERAGE = 50%
  - THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
  - THE SUBJECT PARCEL IS NOT WITHIN AN AREA HAVING A ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3301700305E, WITH EFFECTIVE DATE OF SEPTEMBER 30, 2016, FOR COMMUNITY PANEL NO. 305 OF 405, IN STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
  - BASIS OF BEARING: HORIZONTAL - PLAN REF #1. VERTICAL - ASSUMED.
  - CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
  - ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS. TAX MAP AND LOT NUMBERS ARE BASED ON TOWN OF BARRINGTON TAX RECORDS AND ARE SUBJECT TO CHANGE.
  - RESEARCH WAS PERFORMED AT THE TOWN OF BARRINGTON ASSESSOR'S OFFICE AND THE STRAFFORD COUNTY REGISTRY OF DEEDS.
  - THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
  - ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR JURISDICTION, OR OTHER USES.
  - THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING FALL 2020 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
    - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
    - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
    - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
    - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
  - THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 300,000.

**CERTIFICATION:**

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

TAX MAP 220, LOT 48  
 ROBERT CICCHETTO  
 71 CALEF HWY.  
 BARRINGTON, NH 03825

**DAVID M. COLLIER, LLS 892**  
 ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 6/1/2021

**TOTAL LOT AREA**  
 87,207 SQ. FT. ±  
 2.00 ACRES ±

**GENERAL LEGEND**

EXISTING	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
---	PROPERTY LINES	⊕	STONE/GRANITE BOUND	▒
---	SETBACK LINES	⊕	BENCHMARK (TBM)	▒
---	TREE LINE	⊕	DOUBLE POST SIGN	▒
---	MAJOR CONTOUR	⊕	SINGLE POST SIGN	▒
---	MINOR CONTOUR	⊕	WELL	▒
---	OVERHEAD ELECTRIC	⊕	TREES AND BUSHES	▒
---	IRON PIPE/IRON ROD	⊕	UTILITY POLE	▒
---	DRILL HOLE	⊕	LIGHT POLES	▒
---	EDGE OF PAVEMENT	⊕	WATER GATE	▒
---	UNDERGROUND ELECTRIC	⊕	WATER SHUT OFF	▒
---	FENCE	⊕	SINGLE GRATE CATCH BASIN	▒

**ADDITIONAL ABUTTERS:**

TAX MAP 220, LOT 3  
 DARYL LAMORY  
 23 GREENHILL RD.  
 BARRINGTON, NH 03825

TAX MAP 220, LOT 28  
 MILNER FAMILY LIVING TRUST  
 TERENCE W. JR. & SUSAN  
 MILNER, TRUSTEES  
 600 PICKERING RD.  
 ROCHESTER, NH 03867

TAX MAP 220, LOT 28-1  
 FAA INVESTMENT PROPERTIES  
 LLC STE E  
 9 COLONIAL WAY  
 BARRINGTON, NH 03825

Design: JAC Draft: DJM Date: 10/30/20  
 Checked: JAG Scale: AS NOTED Project No.: 20656.1  
 Drawing Name: 20656-PLAN.dwg

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REV.	DATE	REVISION	BY
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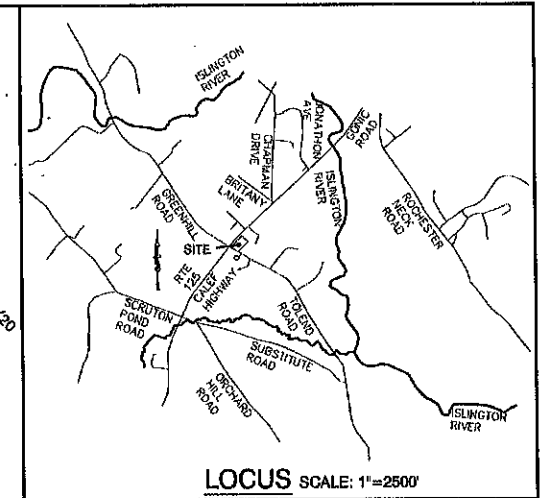
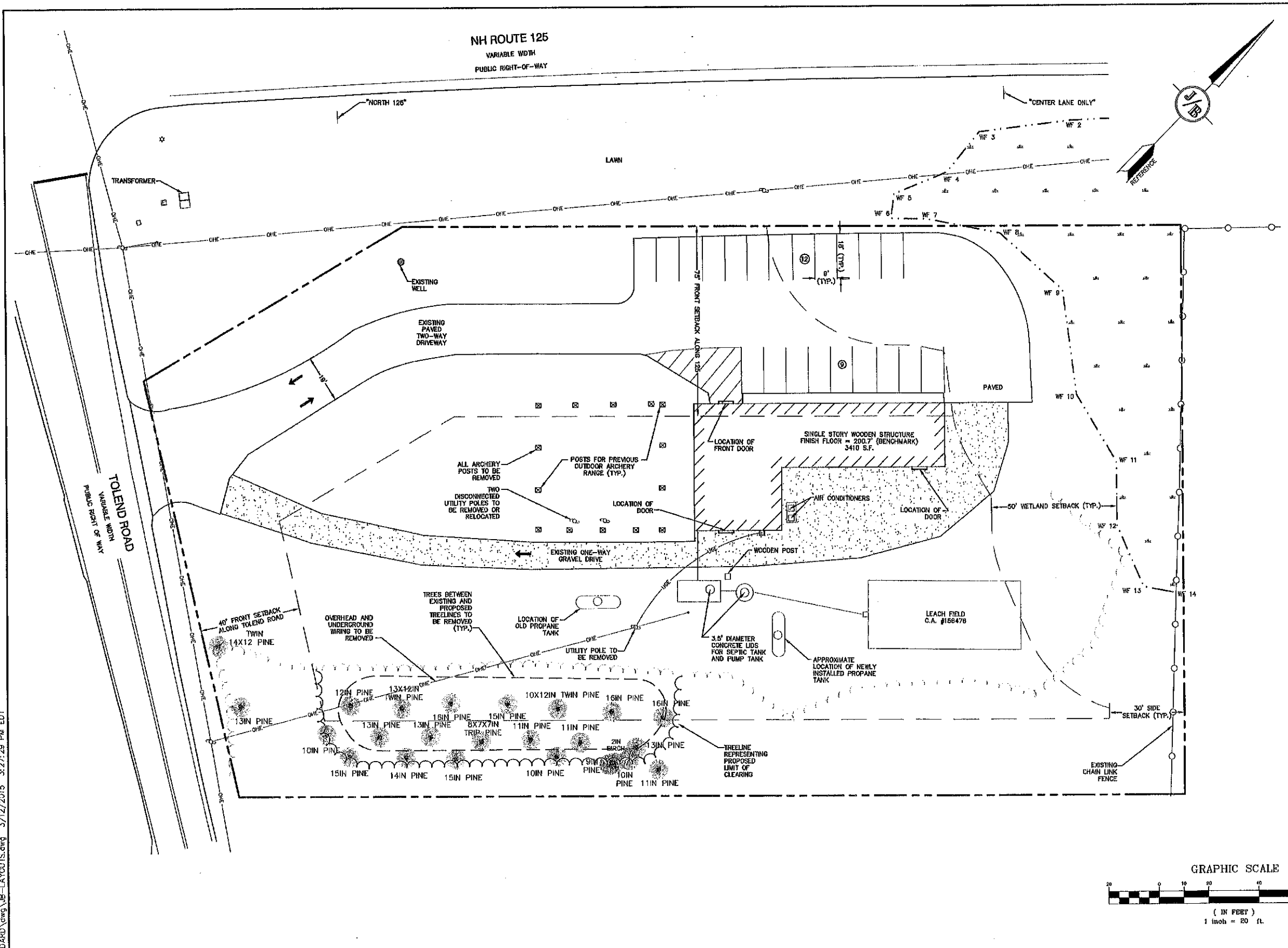
603-772-4746  
 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **EXISTING CONDITIONS PLAN**  
**TAX MAP 22 LOT 50**

Project: **VENTURE POWERSPORTS**  
**7 TOLEND ROAD, BARRINGTON, NH**

Owner of Record: **PEH AND SON, LLC**  
 17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723

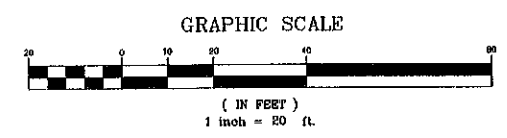
DRAWING No. **C1**  
 SHEET 2 OF 12  
 JBE PROJECT NO. 20656.1



- DEMOLITION NOTES:**
- THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR SITE DEMOLITION. IT SHOULD BE NOTED THAT ALL MANMADE FEATURES, PAVEMENT, SIGNS, POLES, CURBING, CONCRETE WALKS, UTILITIES, ETC., SHALL BE REMOVED AS NECESSARY TO CONSTRUCT WORK, UNLESS OTHERWISE NOTED TO REMAIN. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCIES FROM DATA AS SHOWN ON DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
  - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
  - ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION AREA, UNLESS OTHERWISE NOTED TO REMAIN, SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
  - ALL CURBING, CONCRETE, PAVEMENT, BUILDINGS AND SUBBASE MATERIALS LOCATED WITHIN PROPOSED LANDSCAPED AREAS SHALL BE REMOVED AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPING IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS. (SEE ALSO LANDSCAPE PLAN).
  - SEE LANDSCAPE PLAN FOR "TREES TO BE SAVED" AND DETAILS ASSOCIATED WITH LANDSCAPED AREAS.
  - THE CONTRACTOR SHALL OBTAIN TREE CLEARING PERMIT FROM LOCAL AND STATE AUTHORITIES PRIOR TO START OF CONSTRUCTION (IF REQUIRED).
  - IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
  - EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND ANY EARTH MOVING OPERATIONS. SILT FENCE SHALL BE INSTALLED AT THE LIMITS OF IMPACT AREAS ACCORDING TO THE DETAILS SHOWN ON SHEET E1.
  - EXCAVATED MATERIALS WILL BE PLACED WITHIN UPLAND AREAS AS FILL MATERIAL OR HAULED OFF-SITE FOR DISPOSAL IN AN APPROPRIATE UPLAND LOCATION.

**PLANNING BOARD  
BARRINGTON, NH  
- APPROVED -**

File Number 220-50-RC-21-SR  
Date 7/14/2021  
Chairman [Signature]



**TOTAL LOT AREA**  
87,207 SQ. FT. ±  
2.00 ACRES ±

F:\CAD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

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Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

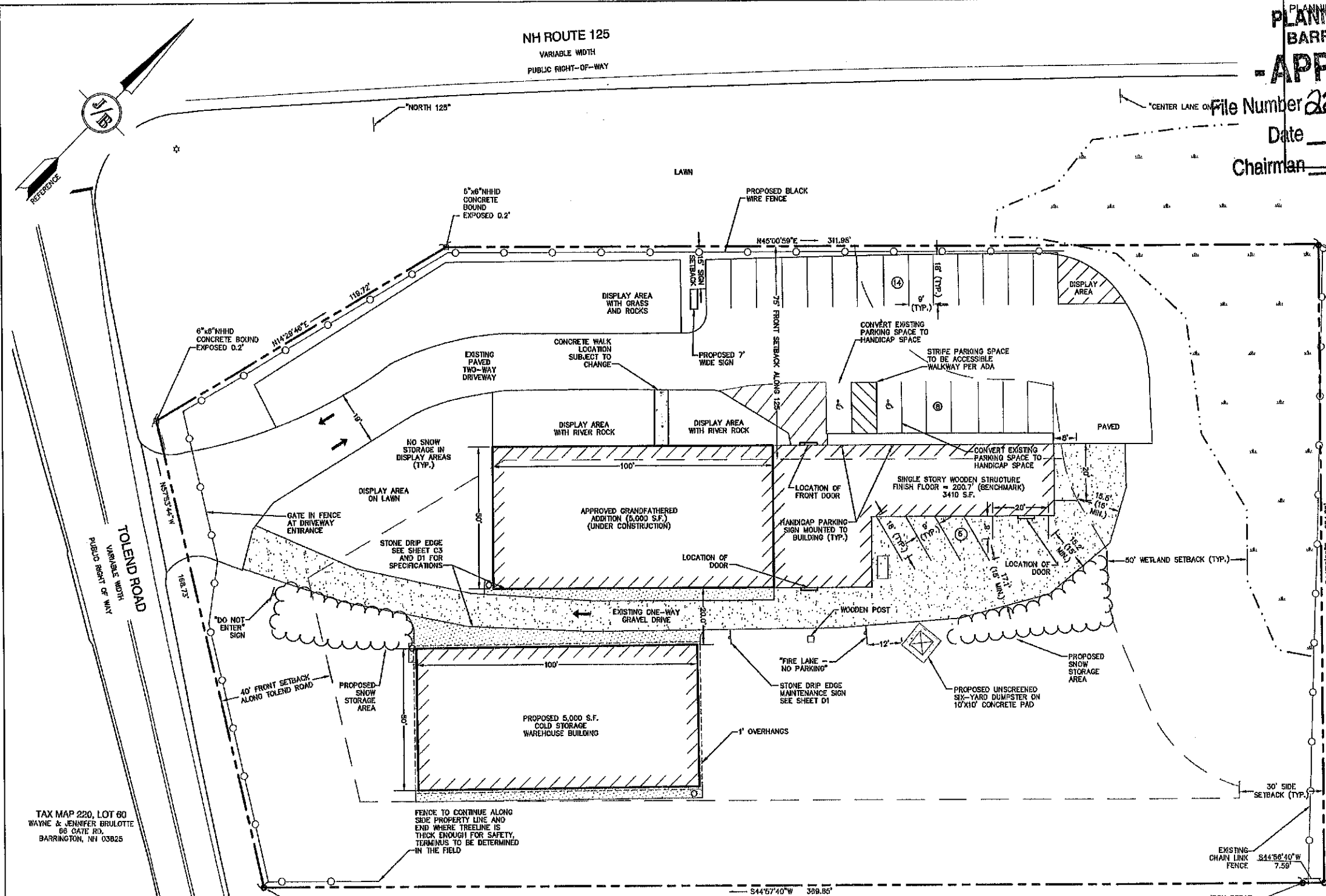
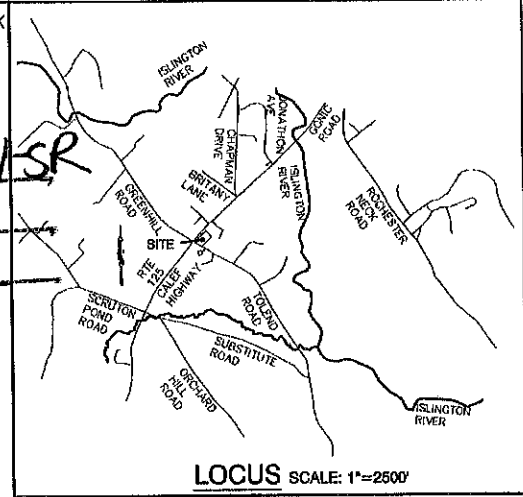
603-772-4748  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>DEMOLITION PLAN</b>
Project:	<b>VENTURE POWERSPORTS 7 TOLEND ROAD, BARRINGTON, NH</b>
Owner of Record:	PEH AND SON, LLC 17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723

DRAWING No.  
**DM-1**  
SHEET 3 OF 12  
JBE PROJECT NO. 20658.1

PLANNING BOARD APPROVED  
BARRINGTON, NH  
- APPROVED -

File Number **220-50-RC-21SR**  
Date **7/1/2021**  
Chairman **[Signature]**



**SITE NOTES:**

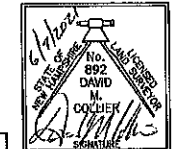
- THE INTENT OF THIS PLAN IS TO SHOW THE BUILD OUT OF THE VESTED PREVIOUSLY APPROVED BUILDING FOR RECREATIONAL VEHICLE SALES, PARTS & SERVICE, AND A NEWLY PROPOSED 5,000 S.F. BUILDING ON SITE.
- ZONING DISTRICT: REGIONAL COMMERCIAL. LOT AREA MINIMUM = 40,000 S.F. LOT FRONTAGE MINIMUM = 200'. BUILDING SETBACKS (MINIMUM): FRONT SETBACK = 75' ALONG RTE 125, 40' ALONG TOLEND ROAD. SIDE SETBACK = 30'. REAR SETBACK = 30'. WETLAND SETBACK = 50'. MAX. BUILDING HEIGHT = 40'. MAX. LOT COVERAGE = 60%. EXISTING LOT COVERAGE = 23,810 S.F. = 27.3%. PROPOSED LOT COVERAGE = 34,000 S.F. = 40.0%.
- PARKING CALCULATIONS: RETAIL: 1 SPACE REQUIRED PER 250 S.F. 5,000 S.F. RETAIL / 250 S.F. = 20 SPACES REQUIRED. REPAIR SERVICE: 1 SPACE REQUIRED PER 600 S.F. 3,000 S.F. REPAIR SERVICE / 600 S.F. = 5 SPACES REQUIRED. OFFICE: 1 SPACE REQUIRED PER 300 S.F. 410 S.F. OFFICE / 300 S.F. = 2 SPACES REQUIRED. 20+1+2 = 27 SPACES REQUIRED. 27 SPACES PROVIDED.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIB SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND MEET STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYL BASSIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TIP-115 TYPE 1, IN A COLOR OF WHITE.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL WASTE OIL, ENGINE FLUIDS, AND GASOLINE TO BE STORED WITHIN SERVICE BUILDING IN SMALL QUANTITIES AND DISPOSED OF THROUGH LICENSED HANDLERS.
- SNOW TO BE STORED AT EDGE OF PAVEMENT IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- HOURS OF OPERATION FOR MOTOR SPORTS BUSINESS: TUESDAY - FRIDAY 8AM - 6PM. SATURDAY 8AM - 1PM. CLOSED SUNDAY AND MONDAY.
- BUSINESS AND STORAGE BUILDING TO HAVE FIRE ALARMS. STORED ITEMS IN WAREHOUSE NOT TO EXCEED 12' IN HEIGHT.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA.
- WASTE OIL WILL BE DISPOSED OF ACCORDING TO DES STANDARDS.
- FUEL WILL BE STORED IN APPROVED CONTAINERS.
- VEGETATIVE BUFFER MUST BE MAINTAINED ALONG THE PROPERTY LINE.

TAX MAP 220, LOT 48  
ROBERT COCCHIETTO  
71 CALEF HWY.  
BARRINGTON, NH 03825

**CERTIFICATION:**

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 803.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 6/1/2021

TOTAL LOT AREA  
87,207 SQ. FT. ±  
2.00 ACRES ±

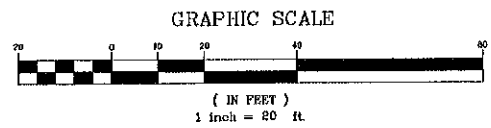
**GENERAL LEGEND**

EXISTING	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	PROPERTY LINES	□	STONE/GRAVITE BOUND	▨	CONCRETE
---	SETBACK LINES	⊕	BENCHMARK (BM)	▩	GRAVEL
---	TREE LINE	⊙	DOUBLE POST SIGN	▧	FRESHWATER WETLANDS LINE
---	MAJOR CONTOUR	⊗	SINGLE POST SIGN	▨	FRESHWATER WETLANDS
---	MINOR CONTOUR	⊗	WELL	▨	
---	OVERHEAD ELECTRIC	⊗	TREES AND BUSHES	▨	
---	IRON PIPE/IRON ROD	⊗	UTILITY POLE	▨	
---	DRILL HOLE	⊗	LIGHT POLES	▨	
---	EDGE OF PAVEMENT	⊗	WATER GATE	▨	
---	UNDERGROUND ELECTRIC	⊗	WATER SHUT OFF	▨	
---	FENCE	⊗	SINGLE GRATE CATCH BASIN	▨	

TAX MAP 220, LOT 51  
PUREZA & MANUEL MARTINEZ  
4208 95TH ST.  
LUBBOCK, TX 79423

ADDITIONAL ABUTTERS:  
TAX MAP 220, LOT 28  
MILTNER FAMILY LIVING TRUST  
TERENCE W. JR. & SUSAN  
MILTNER, TRUSTEES  
500 PICKERING RD.  
ROCHESTER, NH 03867

TAX MAP 220, LOT 28-1  
FAA INVESTMENT PROPERTIES  
LLC SITE E  
9 COLONIAL WAY  
BARRINGTON, NH 03825



Design: JAC Draft: DJM Date: 10/30/20  
Checked: JAC Scale: AS NOTED Project No.: 20666.1  
Drawing Name: 20658-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
6	8/1/21	REVISED PER CONDITIONS OF APPROVAL	DJM
4	4/9/21	REVISED PER ENGINEERING AND PLANNING DEPT COMMENTS	DJM
3	3/28/21	REVISED PER ENGINEERING COMMENTS	DJM
2	3/11/21	REVISED PER PLANNING BOARD COMMENTS	DJM
1	2/9/21	ISSUED FOR REVIEW	DJM
REV.	DATE	REVISION	BY

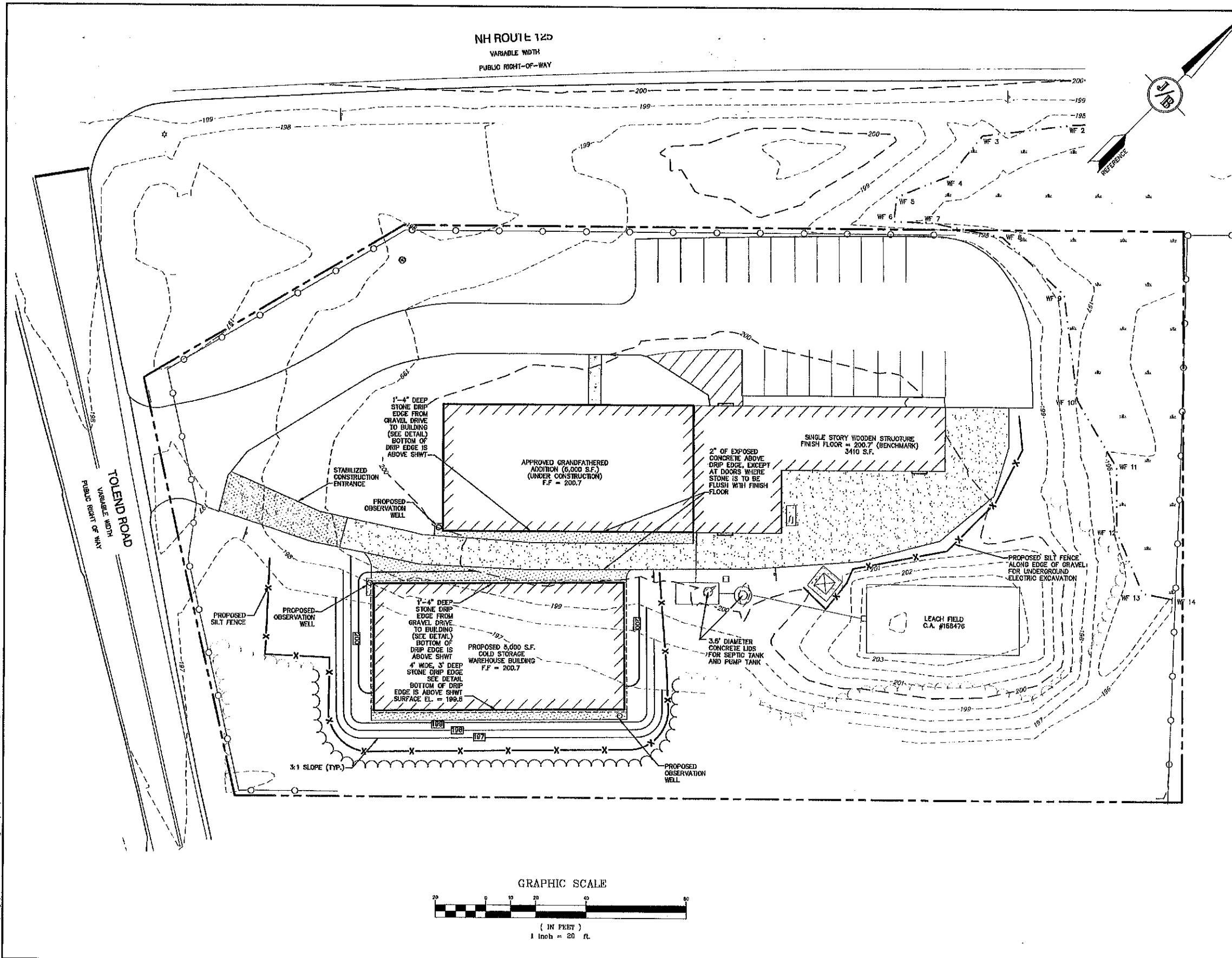
Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

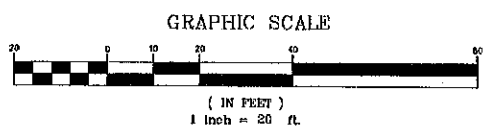
Plan Name:	SITE PLAN TAX MAP 220 LOT 50
Project:	VENTURE POWERSPORTS 7 TOLEND ROAD, BARRINGTON, NH
Owner of Record:	PEH AND SON, LLC 17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723

DRAWING No.  
**C2**  
SHEET 4 OF 12  
JBE PROJECT NO. 20666.1



- GRADING AND DRAINAGE NOTES:**
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC. NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
  - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
  - SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
  - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
  - ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
  - SEE SHEET D1 FOR DRAINAGE DETAILS.
  - IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO  $\pm 1/2$ " PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
  - IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ADJUTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
  - LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
  - NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
  - ALL EXPOSED AREAS SHALL BE SEED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
  - SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEED AS SPECIFIED.
  - MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
  - THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
  - CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
  - SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
  - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
  - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
  - SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
  - AREA OF DISTURBANCE = 17,300 S.F.

**PLANNING BOARD  
BARRINGTON, NH**  
**- APPROVED -**  
 File Number 220-50-RC-21-SR  
 Date 7/1/2021  
 Chairman [Signature]



**TOTAL LOT AREA**  
 87,207 SQ. FT. ±  
 2.00 ACRES ±

Design: JAG Draft: DJM Date: 10/30/20  
 Checked: JAC Scale: AS NOTED Project No.: 20658.1  
 Drawing Name: 20658-PLAN.dwg  
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
5	6/1/21	REVISED PER CONDITIONS OF APPROVAL	DJM
4	4/6/21	REVISED PER ENGINEERING AND PLANNING DEPT COMMENTS	DJM
3	3/29/21	REVISED PER ENGINEERING COMMENTS	DJM
2	3/11/21	REVISED PER PLANNING BOARD COMMENTS	DJM
1	2/9/21	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

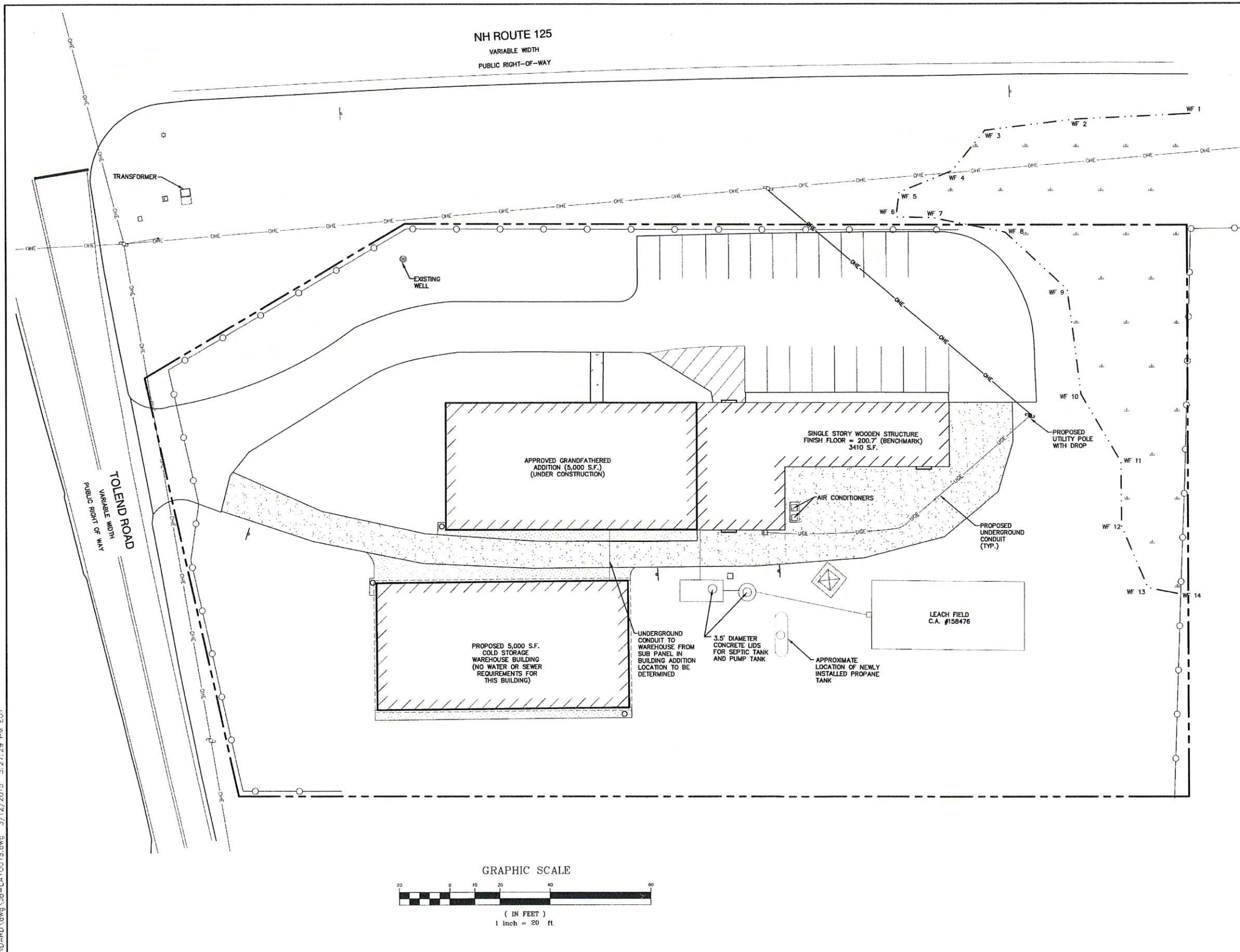
**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
 603-772-4748 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **GRADING AND DRAINAGE PLAN**  
 Project: **VENTURE POWERSPORTS  
7 TOLEND ROAD, BARRINGTON, NH**  
 Owner of Record: **PEH AND SON, LLC  
17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723**

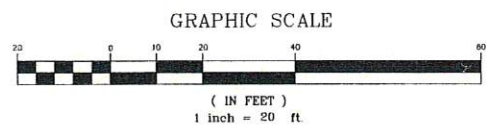
DRAWING No.  
**C3**  
 SHEET 5 OF 12  
 JBE PROJECT NO. 20658.1

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- UTILITY NOTES:**
1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
  2. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
  3. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
  4. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
  5. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
  6. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
  7. BUILDING TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
  8. AS-BUILT PLANS SHALL BE SUBMITTED TO THE LAND USE OFFICE.
  9. NO ADDITIONAL SEPTIC FLOW WILL RESULT FROM THIS CONSTRUCTION. THE EXISTING LEACH FIELD IS SIZED FOR 1218 GPD FOR THE EXISTING BUILDING AND THE PREVIOUSLY APPROVED ADDITION. REFERENCE NHDES SUBSURFACE APPROVAL #158476. THE NEW COLD STORAGE BUILDING DOES NOT HAVE SEWAGE REQUIREMENTS.
  10. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
  11. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  12. EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION.
  13. LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRIC CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
  14. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

**PLANNING BOARD  
BARRINGTON, NH**  
**- APPROVED -**  
 File Number 220-50-BC-21-SR  
 Date 7/1/2021  
 Chairman [Signature]



**TOTAL LOT AREA**  
 87,207 SQ. FT. ±  
 2.00 ACRES ±

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Design: JAC Draft: DJM Date: 10/30/20  
 Checked: JAC Scale: AS NOTED Project No.: 20656.1  
 Drawing Name: 20656-PLAN.dwg  
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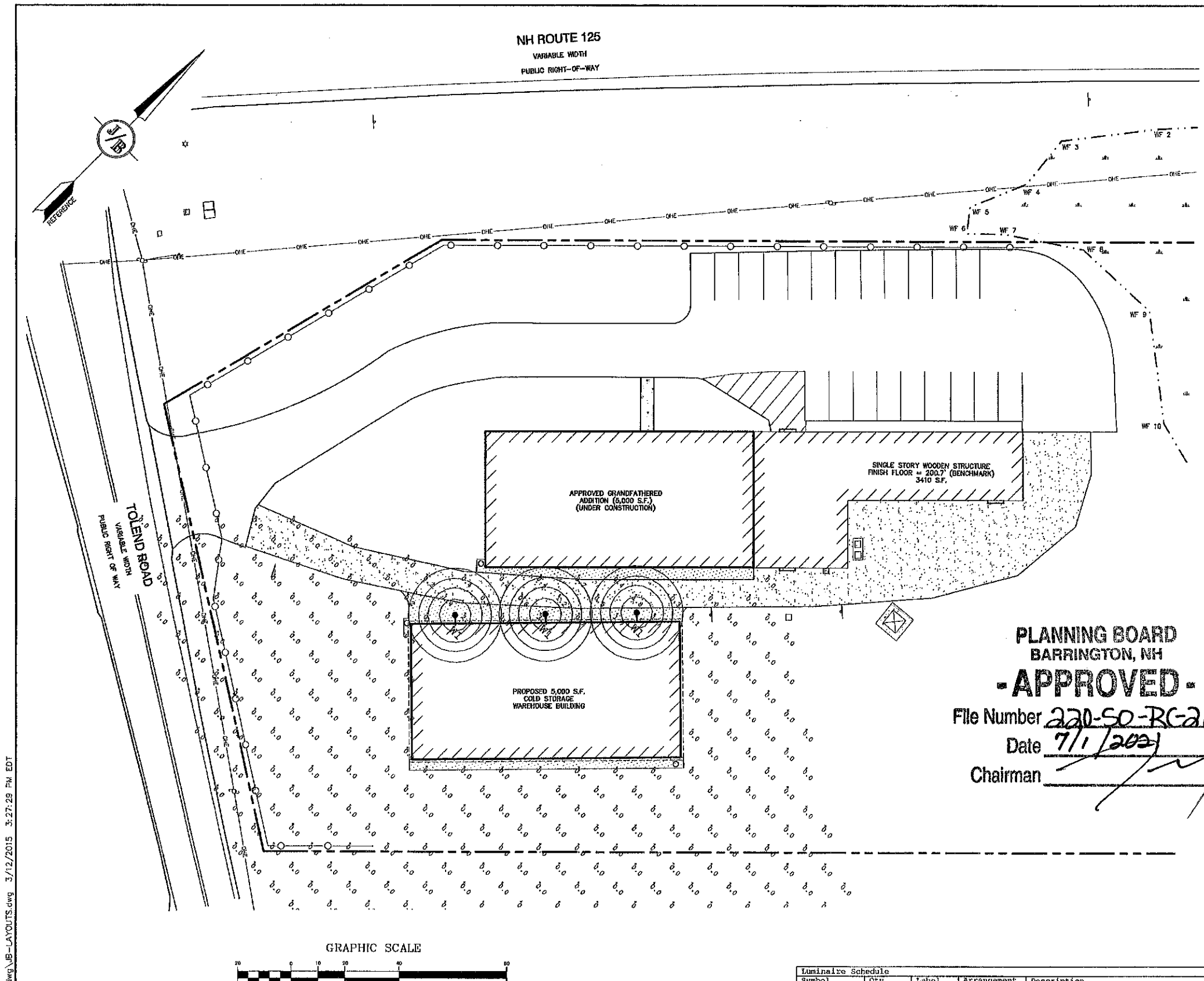


REV.	DATE	REVISION	BY
5	6/1/21	REVISED PER CONDITIONS OF APPROVAL	DJM
4	4/9/21	REVISED PER ENGINEERING AND PLANNING DEPT COMMENTS	DJM
3	3/29/21	REVISED PER ENGINEERING COMMENTS	DJM
2	3/11/21	REVISED PER PLANNING BOARD COMMENTS	DJM
1	2/9/21	ISSUED FOR REVIEW	DJM

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services  
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
 603-772-4746 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

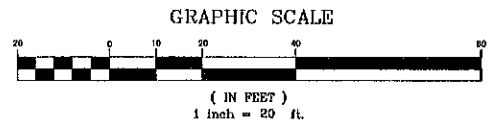
Plan Name:	<b>UTILITY PLAN</b>
Project:	<b>VENTURE POWERSPORTS 7 TOLEND ROAD, BARRINGTON, NH</b>
Owner of Record:	<b>PEH AND SON, LLC 17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723</b>

DRAWING No.  
**C4**  
 SHEET 6 OF 12  
 JBE PROJECT NO. 20656.1



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**TOTAL LOT AREA**  
87,307 SQ. FT. ±  
2.00 ACRES ±



Symbol	Qty	Label	Arrangement	Description
●	3	W1	SINGLE	2H-G-19LED-10K-XXX-NM-XXX

**PLANNING BOARD**  
**BARRINGTON, NH**  
**- APPROVED -**  
File Number 220-50-RC-21-SR  
Date 7/1/2021  
Chairman [Signature]

### Calvin Wall

**TMSLIGHTING**  
ESTABLISHED 1911

**Construction**  
High grade spun aluminum, brushed solid copper, or brushed 316L stainless steel reflector, with stainless steel mounting hardware, for indoor and outdoor applications.

**Lamp**  
Operates with CDM-TM LED (10W max.), compact fluorescent (80W max.), metal halide (100W max.), or incandescent (150W max.). Specify 5000K, 3500K or 4000K CCT for LED systems. A domeless, screw-type, 17W LED lamp is also available (PFC-35, E26 base, 120V, 4000K CCT).

**Note:** LED systems are available with 120-277V supply voltage only. LED modules do not require a socket, and are wired directly to the integral driver. Incandescent and metal halide systems, and those using the 17W LED PAR 38 lamp, use a medium base socket (E26).

**Diffuser**  
Oblong: clear and prismatic, elongated, glass globes are available. Lens: no clear, but lens provides slight diffusion, and protects any components located in the reflector.

**Note:** G3 is used with 100W, 82CF, and 16LED max. Only prismatic globes are compatible with LED systems. Globes are not available with the 17W LED PAR 38 lamps.

**Option**  
Wire Guard: a steel, chrome-plated wire guard is available for lamp protection against light projection, wildlife, and serves as a vandal deterrent.

**Ballast/LED Driver**  
Ballasts are efficient with a high power factor greater than 90%, and quiet with an "A" sound rating. The LED module is controlled by an advanced electronic driver that delivers consistent power.

**Ballast and LED drivers are electronic, and available for integral and remote mounting, indoor or outdoor.**

**Features**

- Provides excellent coverage and uniformity with cut-off
- Practical and aesthetically pleasing for application and design flexibility
- Weatherproof construction in withstand the elements
- Quality components combined with the most current technology for high efficiency and reduced lighting costs

**Applications**  
The Calvin wall-mount luminaire is ideal for illuminating areas where localized distribution is necessary, such as doorways and entrances, laneways, patios and could provide adequate night time security lighting. It lends itself to commercial, and industrial applications that could benefit from materials and maintenance cost reductions. Calvin could either augment the existing lighting, or illuminate a small to medium-sized area. Calvin is also available as a pendant-style model.

**UL CE IP23**

### Calvin Wall

**TMSLIGHTING**  
ESTABLISHED 1911

**Dimensions**

**Custom**  
TMS Lighting can customize size and many of our standard features. The dimensions, lamp types, enclosure and colors could be modified to suit your lighting and architectural requirements. Contact your local representative for more details: [info@tmslighting.com](mailto:info@tmslighting.com)

**TMS Lighting Inc.**  
247A Gammarie Road,  
Stamford, Oregon,  
Canada, L4T 4E1  
Web Site: [tmslighting.com](http://tmslighting.com)

**North America:** (800) 793-1174  
**Toll Free:** (800) 793-1174  
**Fax:** (503) 765-1175  
**UK & Europe:** 44-1474-260-654

- LIGHTING AND ELECTRICAL NOTES:**
- SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
  - LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
  - ILLUMINATION READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.76 AT GRADE. ILLUMINATION READINGS SHOWN ARE IN UNITS OF FOOT-CANDELES.
  - LIGHTING CALCULATIONS SHOWN ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM AND SAFETY.
  - ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
  - THE PROPOSED LIGHTING CALCULATIONS AND DESIGN WAS PERFORMED BY CHARRON, INC., P.O. BOX 4550, MANCHESTER, NH 03103, ATTENTION KEN SWEENEY. ALL LIGHTS SHOULD BE PURCHASED FROM THIS COMPANY OR ONE OF THEIR SUPPLIERS, OR AN EQUAL LIGHTING DESIGN SHOULD BE SUBMITTED FOR REVIEW IF EQUAL SUBSTITUTIONS ARE PROPOSED BY THE CONTRACTOR OR OWNER.

Design: JAC Draft: DJM Date: 10/30/20  
Checked: JAC Scale: AS NOTED Project No.: 20656.1  
Drawing Name: 20656-PLAN.dwg  
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1	2/9/21	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4748  
603-772-0227  
E-MAIL: [jbe@jonesandbeach.com](mailto:jbe@jonesandbeach.com)

Plan Name: **LIGHTING PLAN**

Project: **VENTURE POWERSPORTS  
7 TOLEND ROAD, BARRINGTON, NH**

Owner of Record: **PEH AND SON, LLC  
17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723**

DRAWING No. **L1**  
SHEET 7 OF 12  
JBE PROJECT NO. 20656.1

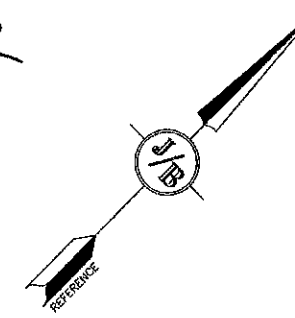
**- APPROVED -**

File Number 220-50-RC-21-SR

Date 7/1/2021

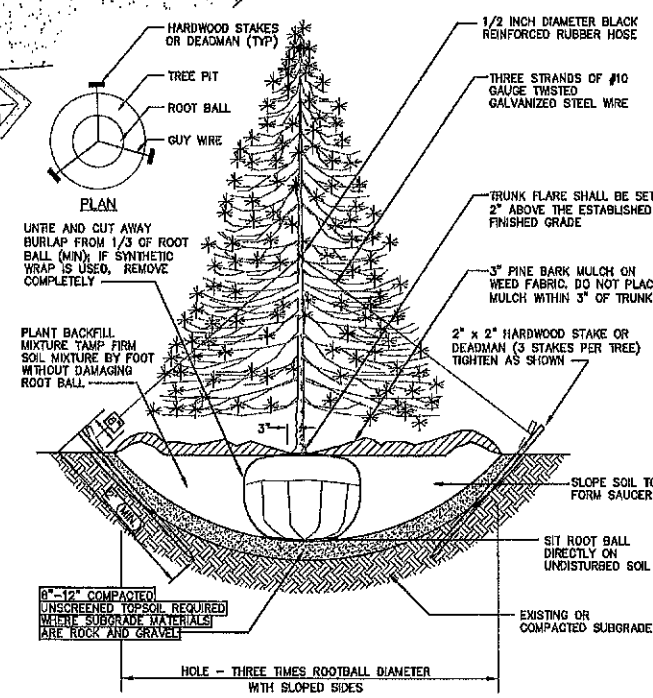
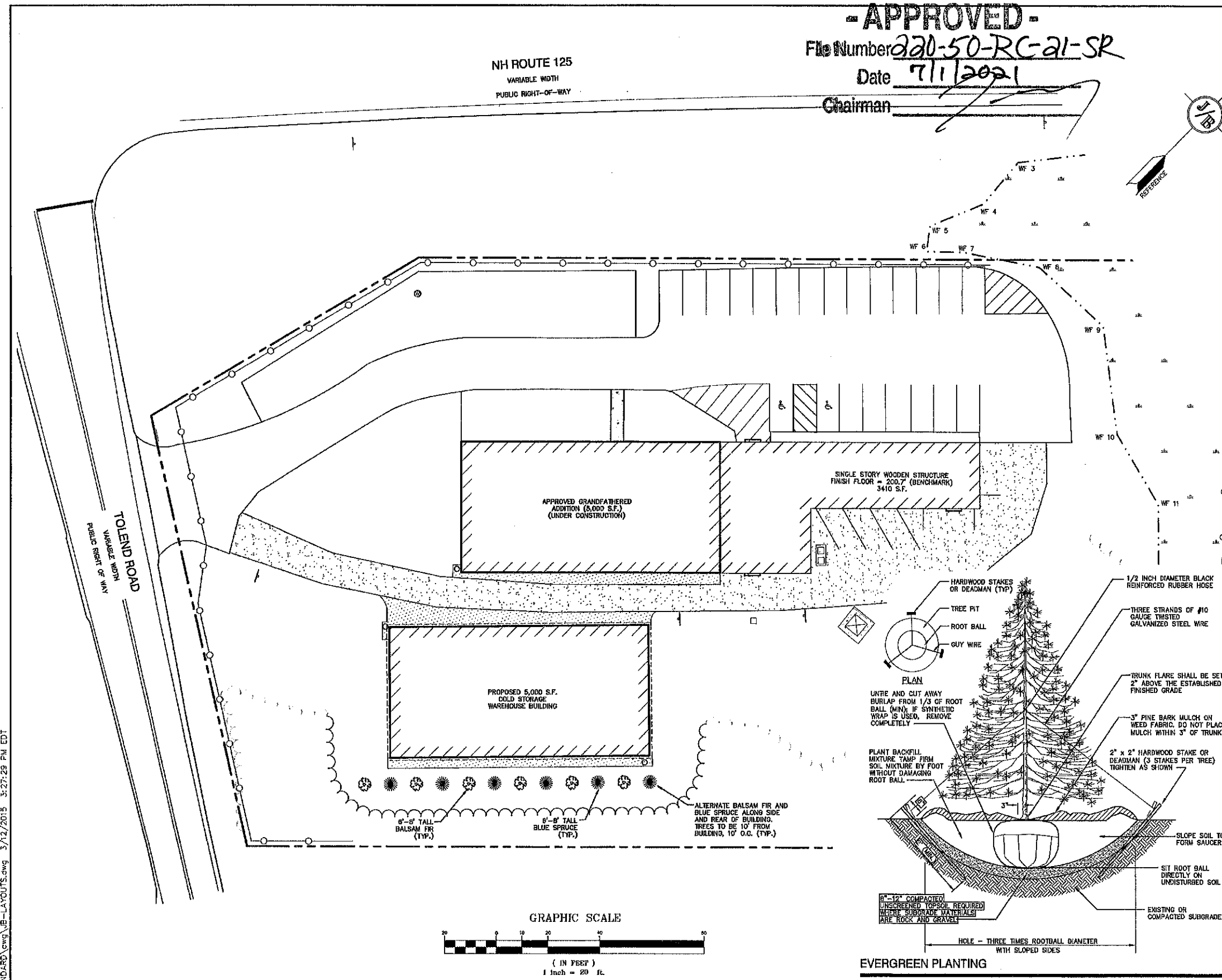
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NH ROUTE 125  
VARIABLE WIDTH  
PUBLIC RIGHT-OF-WAY



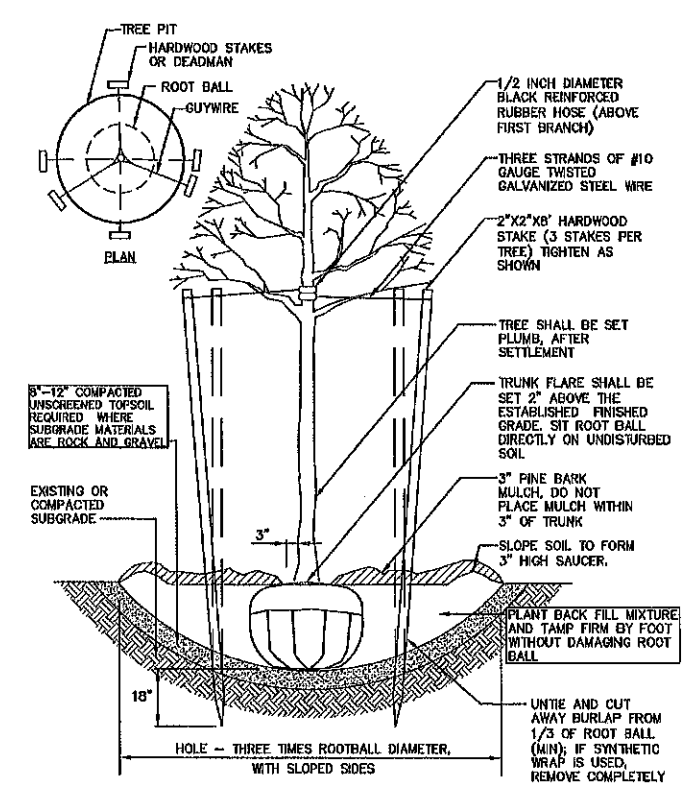
**LANDSCAPE NOTES:**

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING FOR CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED.
9. ALL WORK AND PLANTS SHALL BE DONE, INSTALLED AND DETAILED IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
12. ALL LANDSCAPING SHALL MEET THE TOWN STANDARDS AND REGULATIONS.
13. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE DROPLINE OF THE TREE. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
15. ALL LANDSCAPED AREAS SHALL HAVE SELECT MATERIALS REMOVED TO A DEPTH OF AT LEAST 9" BELOW FINISH GRADE. THE RESULTING VOID IS TO BE FILLED WITH A MINIMUM OF 8" HIGH-QUALITY SCREENED LOAM AMENDED WITH 3" OF AGED ORGANIC COMPOST.
16. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.



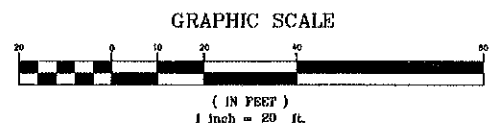
EVERGREEN PLANTING

NOT TO SCALE



TREE PLANTING (FOR TREES UNDER 4" CALIPER)

NOT TO SCALE



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Design: JAC	Draft: DJM	Date: 10/30/20
Checked: JAC	Scale: AS NOTED	Project No.: 20656.1
Drawing Name: 20656-PLAN.dwg		
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REV.	DATE	REVISION	BY
5	6/1/21	REVISED PER CONDITIONS OF APPROVAL	DJM
4	4/9/21	REVISED PER ENGINEERING AND PLANNING DEPT COMMENTS	DJM
3	3/26/21	REVISED PER ENGINEERING COMMENTS	DJM
2	3/11/21	REVISED PER PLANNING BOARD COMMENTS	DJM
1	2/9/21	ISSUED FOR REVIEW	DJM

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Civil Engineering Services

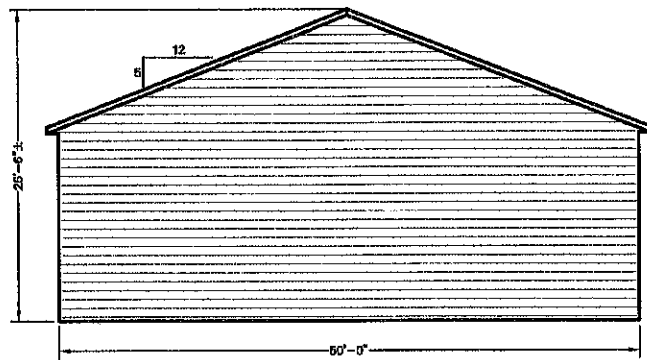
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>LANDSCAPE PLAN</b>
Project:	<b>VENTURE POWERSPORTS 7 TOLEND ROAD, BARRINGTON, NH</b>
Owner of Record:	<b>PEH AND SON, LLC 17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4055 PG 0723</b>

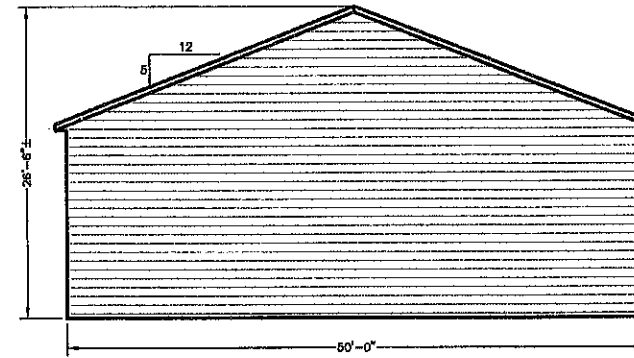
DRAWING No.	<b>L2</b>
SHEET # OF 12	JBE PROJECT NO. 20656.1





SOUTHWEST ELEVATION

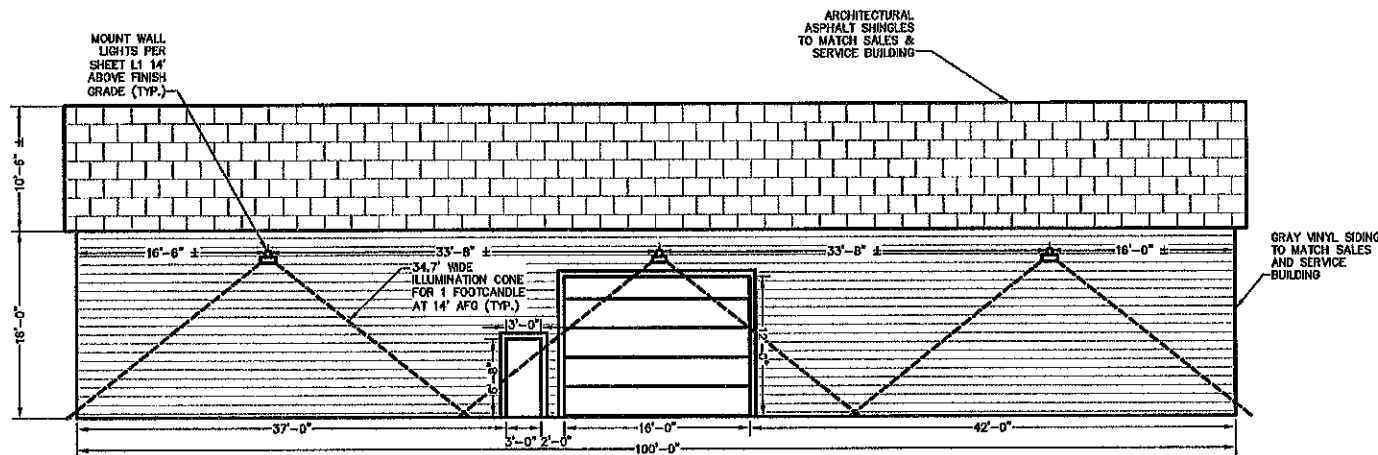
1/8" = 1'-0"



NORTHEAST ELEVATION

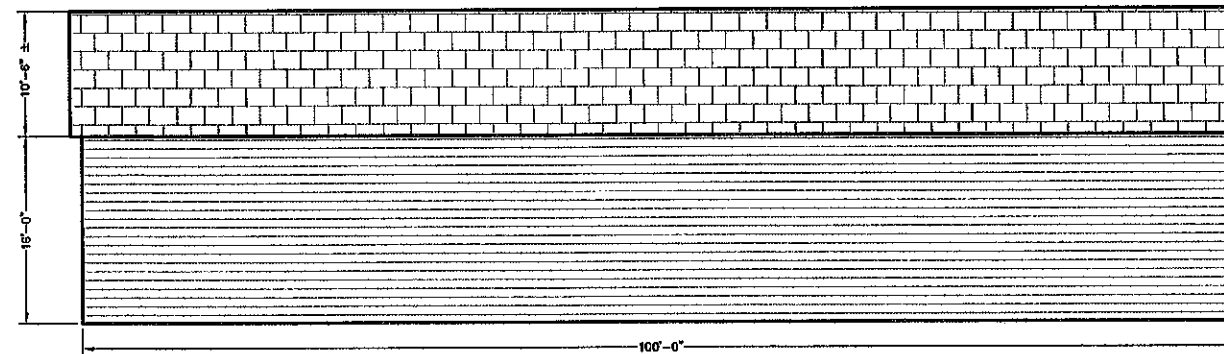
1/8" = 1'-0"

BARRINGTON, NH  
**- APPROVED -**  
 File Number 220-50-BC-21-SP  
 Date 7/1/2021  
 Chairman [Signature]



NORTHWEST ELEVATION

1/8" = 1'-0"



SOUTHEAST ELEVATION

1/8" = 1'-0"

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Design: JAC    Draft: DJM    Date: 10/30/20  
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Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

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 PO Box 219    Stratham, NH 03885    FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	ARCHITECTURAL ELEVATIONS
Project:	VENTURE POWERSPORTS 7 TOLEND ROAD, BARRINGTON, NH
Owner of Record:	PEH AND SON, LLC 17 DUDLEY ROAD, BRENTWOOD, NH 03833    BK 4955 PG 0723

DRAWING No.  
**A2**  
 SHEET 11 OF 12  
 JBE PROJECT NO. 20656.1

**TEMPORARY EROSION CONTROL NOTES**

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 6 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S76 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE. SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.

**PLANNING BOARD  
BARRINGTON, NH**

**- APPROVED -**

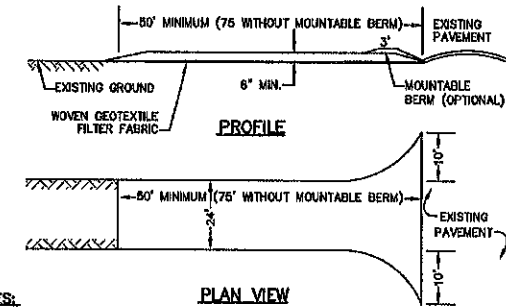
File Number 220-50-RCat-SR

Date 7/1/2021

Chairman [Signature]

**SEEDING SPECIFICATIONS**

- GRADING AND SHADING**
  - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
  - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDING PREPARATION**
  - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND**
  - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
    - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
    - NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
    - PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
    - POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 0-10-10.)
  - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
  - REFER TO THE 'SEEDING GUIDE' AND 'SEEDING RATES' TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDSFOOT, TREFOL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
  - WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
- MULCH**
  - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
  - MULCH WILL BE PLACED USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND**
  - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
  - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
  - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.



- NOTES:**
- STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
  - THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, 75' WITHOUT A MOUNTABLE BERM, AND EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
  - THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
  - THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
  - GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
  - ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
  - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

**STABILIZED CONSTRUCTION ENTRANCE**

NOT TO SCALE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	EXCELLENT	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH-FM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.

2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

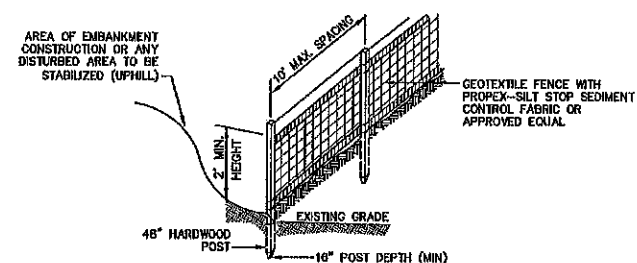
NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

**SEEDING GUIDE**

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.65 OR 1.35
C. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDS FOOT TREFOL	2	0.05
TOTAL	42	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	20	0.75
TOTAL	40	1.20
E. CREEPING RED FESCUE 1/	50	1.16
KENTUCKY BLUEGRASS 1/2	50	1.16
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

**SEEDING RATES**

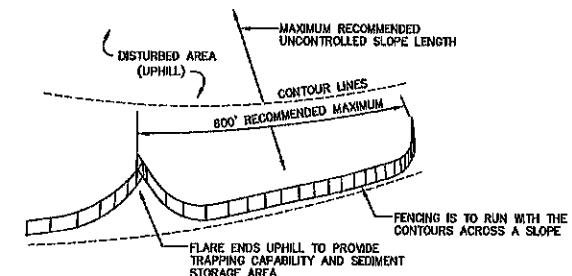


**CONSTRUCTION SPECIFICATIONS:**

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 6" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 18" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

**SILT FENCE**

NOT TO SCALE



- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

**MAINTENANCE:**

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

Design: JAC	Draft: DJM	Date: 10/30/20
Checked: JAC	Scale: AS NOTED	Project No.: 20856.1
Drawing Name: 20856-PLAN.dwg		

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Plan Name:	<b>EROSION AND SEDIMENT CONTROL DETAILS</b>
Project:	<b>VENTURE POWERSPORTS 7 TOLEND ROAD, BARRINGTON, NH</b>
Owner of Record:	<b>PEH AND SON, LLC 17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723</b>

DRAWING No.	<b>E1</b>
SHEET 12 OF 12	JBE PROJECT NO. 20856.1

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